

DUE TO THE IMPENDING STORM THE FOLLOWING ZONING BOARD OF APPEALS MEETING HAS BEEN MOVED TO THURSDAY MARCH 8, 2018 in the Greenbush Auditorium, 20 South Greenbush Road, Orangeburg, New York at 7:00 P.M.

NOTICE OF PUBLIC HEARING OF
THE ORANGETOWN ZONING BOARD OF APPEALS

Please take notice that a Public Hearing will be held by the

Zoning Board of Appeals

of the Town of Orangetown, Rockland County, New York in the Greenbush Auditorium,

20 South Greenbush Road, Orangeburg, New York at 7:00 P.M. on

March 7, 2018

At the public hearing, the Board shall consider the following items:

CONTINUED ITEMS:

ZBA#18-12: **(POSTPONED TO April 4, 2018)** Application of Arturo Garcia for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, Section 3.12, R-40 District, Group E, Columns 9 (Side Yard: 30' required, 9' proposed) and 10(Total Side Yard: 80' required, 60.9' proposed) and from Section 5.153 (Accessory Structure Height: 15' permitted, 21'7" proposed) for a detached garage at an existing single-family residence. The premises are located at 128 Sunset Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 1, Lot 2; in the R-40 zoning district.

ZBA#17-11: **(POSTPONED TO April 4, 2018)** Application of Andrea O'Brien/Moscowitz for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.11, Column 2 #7 (600 sq. ft. permitted, 996.5 sq. ft. proposed) and from Section 4.52 (No significant change within the last 10 years and several additions were done) and Section 4.54 (one front entrance permitted, several exist) for an existing apartment (Local Law #7) at an existing residence. The premises are located at 75 Sunset Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 70.09, Block 2, Lot 17; in the R-15 zoning district.

NEW ITEMS:

ZBA#18-15: Application of Irene Savrides for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, RG District, Section 5.227 (Accessory structure set back: 5' required, 16' proposed) and from Section 5.153 (Accessory Structure Distance between buildings: 15' required, 7' 6" proposed) for a shed at an existing single-family residence. The property is located at 200 North Main Street, Pearl River, New York and is identified on the Orangetown Tax Map as Section 68.12, Block 6, Lot 48; in the RG zoning district.

ZBA#18-16: Application of Anthony Donnelly for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-22 District, Section 5.21 (b) Undersized lot applies: (Side Yard: 20' required, 16.3' proposed) for a deck at an existing single-family residence. The premises are located at 25 Azaela Drive, Nanuet, New York and are identified on the Orangetown Tax Map as Section 64.18, Block 2, Lot 69; in the R-22 zoning district.

ZBA#18-16: Application of Maria Kirsch for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Section 3.11 Column 5 uses refers to R-22 Column 5 #2 same as R-80, Column 5 #1 (Accommodations for servants or caretakers subject to § 5.228) to use an existing artist studio as living space at an existing single-family residence. The premises are located at 49 Kings Highway, Tappan New York and are identified on the Orangetown Tax Map as Section 77.11, Block 1, Lot 74; in the R-15 zoning district.

ZBA#18-17: Application of St. Agnes Residence requesting the Zoning Board of Appeals' review, and determination, of conformance with the Town of Orangetown Zoning Code (Orangetown Code Chapter 43) Section 4.1 Performance Standards: review of an emergency generator. The premises are located at Dominican Convent, 175 Route 340, Sparkill, New York and are identified on the Orangetown Tax Map as Section 74.16, Block 1, Lot 2.1; in the R-22 zoning district.